

BEFORE THE PLANNING COMMISSION
FOR THE CITY OF BEAVERTON, OREGON

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A TREE
PLAN TWO APPROVAL FOR REMOVAL OF
TREES WITHIN SIGNIFICANT NATURAL
RESOURCE AREAS 47 AND 48 AND
SIGNIFICANT GROVE G49 (LOWAMI HART
WOODS NATURE PARK). TUALATIN HILLS
PARK & RECREATION DISTRICT, APPLICANT.

ORDER NO. 2287
TP2012-0001 ORDER APPROVING WITH
CONDITIONS.

The matter came before the Planning Commission on May 30, 2012, on a request for approval of a Tree Plan Two application for removal of trees within Significant Natural Resource Areas 47 and 48 and Significant Grove G49. The applicant surveyed the trees within the general area of proposed impact. Of the 1,307 trees that were surveyed, 502 have the potential to be impacted by trail construction and site improvements. The applicant proposes to remove 80 trees and will attempt to retain the remaining 422 trees which have been identified as potentially impacted by construction. The subject site is located in the general vicinity of SW Hart Road and SW 152nd Avenue and is more specifically identified as Tax Lot 100 on Washington County Tax Assessor's Map 1S1-20DB and Tax Lot 9200 on Washington County Tax Assessor's Map 1S1-20DA respectively. The subject site is zoned Residential Urban Standard Density (R-7) and is approximately 27.75 acres in size.

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Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Planning Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 23, 2012, and the supplemental findings contained herein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

IT IS HEREBY ORDERED that TP2012-0001 is APPROVED, based on the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings, and conclusions found in the Staff Report dated May 23, 2012, subject to the following conditions:

1. Approval of TP2012-0001 is subject to approval of DR2012-0004 and CU2012-0001. (Planning/JF)
- A. Prior to project completion and during all construction on site, the applicant shall:**
2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning/JF)
3. All grading outside the limit of work line (as shown on sheets L2.1-L2.5, dated March 21, 2012) shall be done using hand tools and under the direct supervision of the project arborist. (Planning/JF)
4. Continually keep up and in the same location all hard line orange fencing protecting root zones of specified trees to be saved—defined as the dripline plus 5 feet—of each Protected Tree to be preserved, whether on the subject property or on a neighboring property. The following development shall not be permitted outside the limit of work line (as shown on sheets L2.1-L2.5, dated March 21, 2012) (i.e. outside of the hard line tree protection

fencing):

- a. Construction or placement of new buildings.
 - b. Grade change or cut and fill, except where hand excavation is explicitly approved with the submittal of an arborist's report, as part of application approval.
 - c. New impervious surfaces.
 - d. Trenching for utilities, irrigation, or drainage.
 - e. Staging or storage of any kind.
 - f. Vehicle maneuvering or parking. (Planning/JF)
5. Recommendations as contained in the report prepared by the consulting arborist Bhronwhyn Dean, dated March 21, 2012, are adopted as conditions of approval, attached hereto as included in Exhibit 2. Trees to be removed shall be those trees listed in the inventory for removal as prepared by Bhronwhyn Dean, dated March 21, 2012, a total of 80 trees. An additional 422 trees identified in the inventory, and shown on the plans, may be removed. This Tree Plan 2 acknowledges any of the 422 trees to be removed if determined necessary by the project arborist either during construction or within the two year approval period. Any recommended mitigation measures or construction methods to reduce or eliminate adverse effects on the trees shall be incorporated into the construction documents and shown on the approved Site Development Permit plans.
6. At the conclusion of the construction the applicant shall submit a report showing which Voluntary Retention Trees were kept, which were damaged or destroyed, and which were removed. (Planning/JF)

Motion **CARRIED** by the following vote:

AYES: Overhage, Maks, Doukas, Fagin, Nye, Winter, and Stephens.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

Dated this 11th day of June, 2012.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2287 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community and Economic Development Department's office by no later than 5:00 p.m. on Thursday, June 21, 2012.

ATTEST:



JANA FOX
Associate Planner



STEVEN A. SPARKS, AICP
Planning Division Manager

PLANNING COMMISSION
FOR BEAVERTON, OREGON:

APPROVED: 

RIC STEPHENS
Chairman